

URBAN FORM

As in many great communities across the country, Crown Property will offer its residents, neighbors and visitors a choice to live in and experience a highly diverse “urban form”, ranging from a naturalistic park system, streets of detached single-family homes, and townhouse blocks, to higher-density districts supporting quality retail and transit services. Categorically, there are five types of sequences, as discussed below, that are the “building blocks” of the Crown Property concept plan. The subsequent sections outline how these sequences are organized to create distinct neighborhoods.

A. NATURE RESERVE

Consists of protected or undeveloped land with unique topography, hydrology and vegetation. They are included in the open space category and could be used as recreation space.

B. URBAN EDGE

Is the transitional zone where the developed area meets the natural or undeveloped land. In most cases, the development includes detached single-family homes and may include community amenities. The dwellings are sparsely located.

C. LOW-DENSITY URBAN RESIDENTIAL

Composed mostly of single-family homes (attached and detached). The detached dwellings typically have a side yard.

D. MEDIUM-DENSITY URBAN RESIDENTIAL

Includes a mixture of housing types ranging from single-family detached to four-story multi-family buildings with variable setbacks. The open spaces are concentrated in the form of neighborhood-level parks.

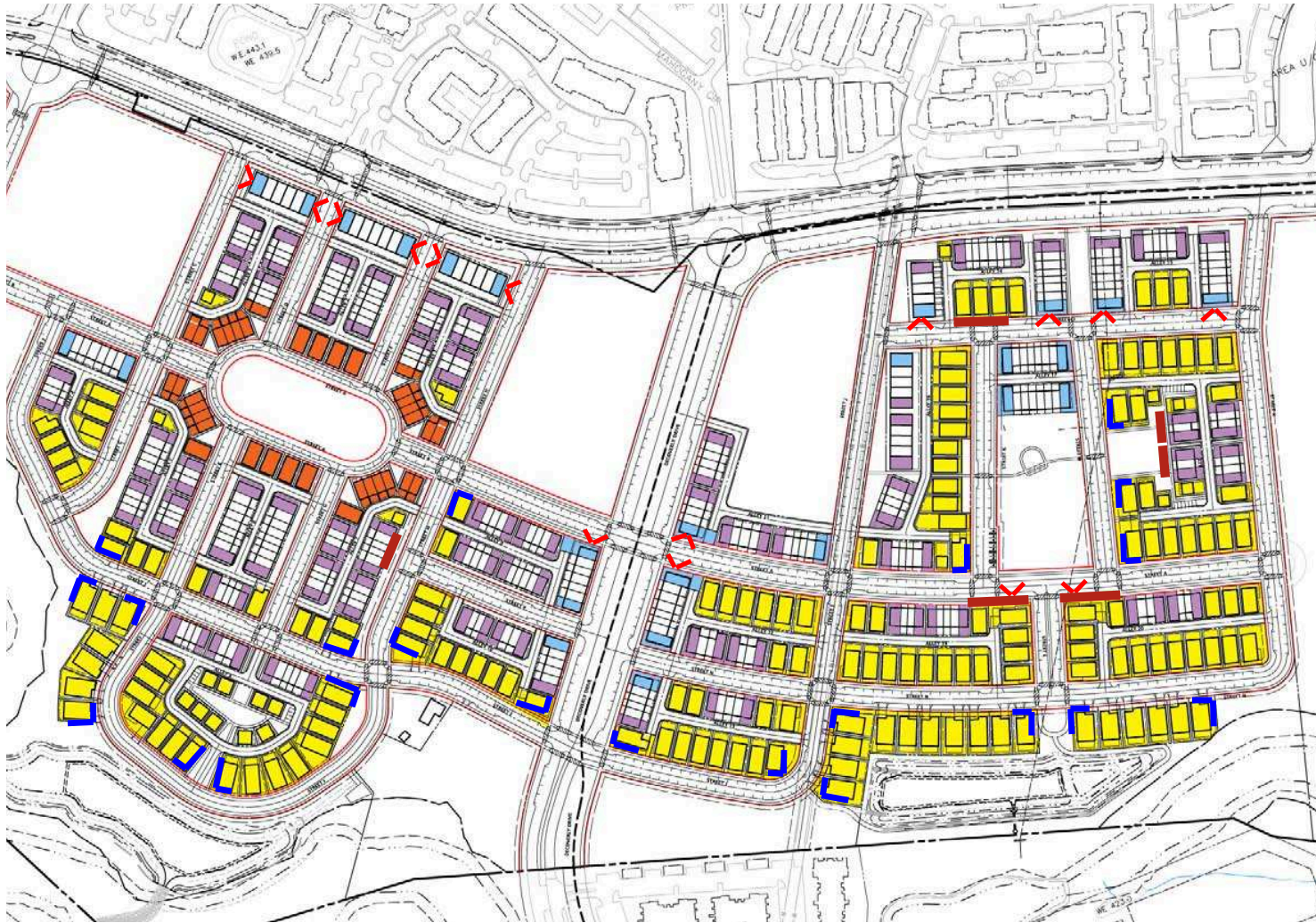
E. HIGHER-DENSITY DISTRICT

Are special areas within the site where there are the greatest land use variety, density and building types, ranging from one-story commercial stores and office-over-retail buildings, to 20-story luxury condominium towers. These areas are of city-level importance and depending on their location, could include destination and/or community retail, and/or transit services. The open spaces are urban squares and plazas.



Note: The diagram depicts the concept behind various density and building heights, and does not necessarily depict the actual site plan

KEY LOTS



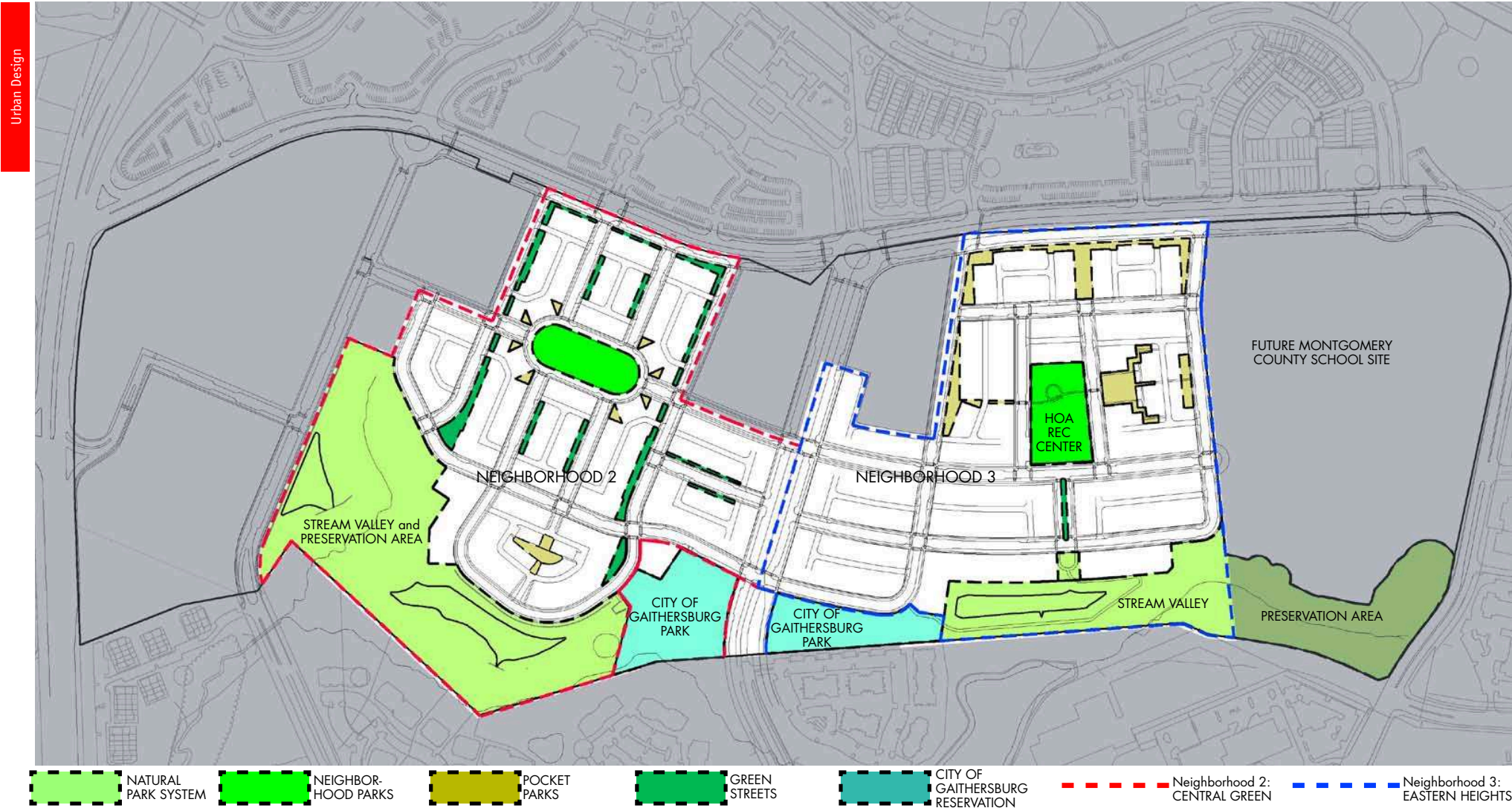
The Crown Property - Vision for a New Community

Urban Design

- 1-7

OPEN SPACE TYPOLOGY and CHARACTER

The most treasured public resource in a great community is its open space. The open space system proposed for Crown Property takes full advantage of its topography, natural features, views, and vistas. The open space offers a variety of programs and functions for its residents and neighbors.



1. Stream Valley

One of the unique features of the Crown Property is the natural stream valley and forested areas that are generally located along the southern portion of the property. This element of the natural landscape will be used as the “backbone” of the open space network with trails and pathways.



2. Neighborhood Parks

Neighborhood parks within Crown Property will serve as both community gathering spaces and focal areas for the various individual neighborhoods that make up the site. Parks will be designed to provide a variety of passive and active recreation opportunities for all age groups, as well as to reinforce the identity of their specific neighborhood.



3. Urban Squares and Plazas

Urban squares at Crown Property will have a similar function to the neighborhood parks in that they will reinforce the sense of place for their neighborhood. They will also serve as overall community destination points, and generally incorporate a more intense amount of pedestrian and vehicular traffic. The specific designs for these areas will rely on a greater use of hardscape materials and treatments.



4. Pocket Parks

Pocket parks and the other smaller open spaces throughout the site, such as linear parks, street islands and courts, will be the true “hidden gems” of Crown Property. These spaces will be designed primarily for small scale gatherings, passive recreation, and in some cases linkages between larger open spaces. Though these spaces will be physically smaller than Neighborhood Open Spaces and Urban Squares, they will be highly amenitized and designed in much the same way as the larger open spaces.



5. Green Streets

Green streets unify the development's open spaces and connect them with the stream valley to the south. Some streets will have landscaped medians, some others could have deeper landscape areas along the edges, while others could have increased street tree plantings.



Note: These images are examples for illustrative purposes only. They do not depict the built conditions.

GENERAL BUILDING HEIGHTS AND MASSING

The building height plan corresponds with the general massing intent. Building sites closest to the stream valley are generally 2-3 stories with sloping roofs in height, unless specified in the plan below. The buildings in the central portion of the plan will range in height from 3-4 stories.





Note: this illustration shows the general massing concept. It does not depict the condition of actual elevations

Typical Massing

The building heights and massing gradually decreases towards the south as it finally merges into the stream valley. This transition maximizes the southern exposure and minimizes the public areas under the shadow of the buildings. The building heights also increase in the West End. More specific building heights are discussed under Neighborhood sections.

The heights and massing requirements of a building generally depend upon its location and orientation. The building height and architectural articulation plans correspond with the massing intentions outlined below.

In general massing, most of the street facades are encouraged to be treated in an informal manner where the buildings vary in height, roof form and architecture details. This requirement will promote a varied and interesting skyline. The Grand Avenue in contrast shall be treated in a more formal way where the heights and roof forms of the buildings are more or less consistent to one another, giving this great street a well-defined street edge.

Informal Massing of Blocks Along Level Streets

The roof form, number of story and horizontal expressions varies.



Informal Massing of Blocks Along Sloping Streets

The site slopes from Fields Road towards the stream valley in the south. The site will be graded so many of the north-south streets will slope in an average of 2-3%. All the town homes along sloping streets shall be designed to create roof lines that gradually descend with the slope.



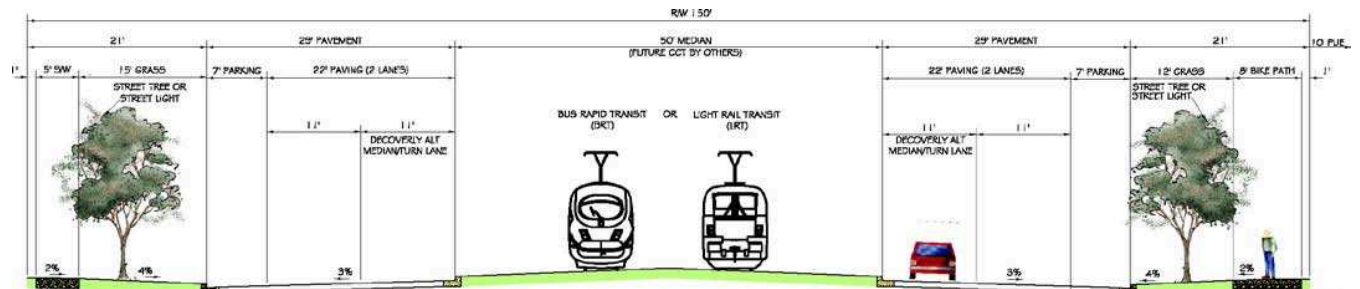
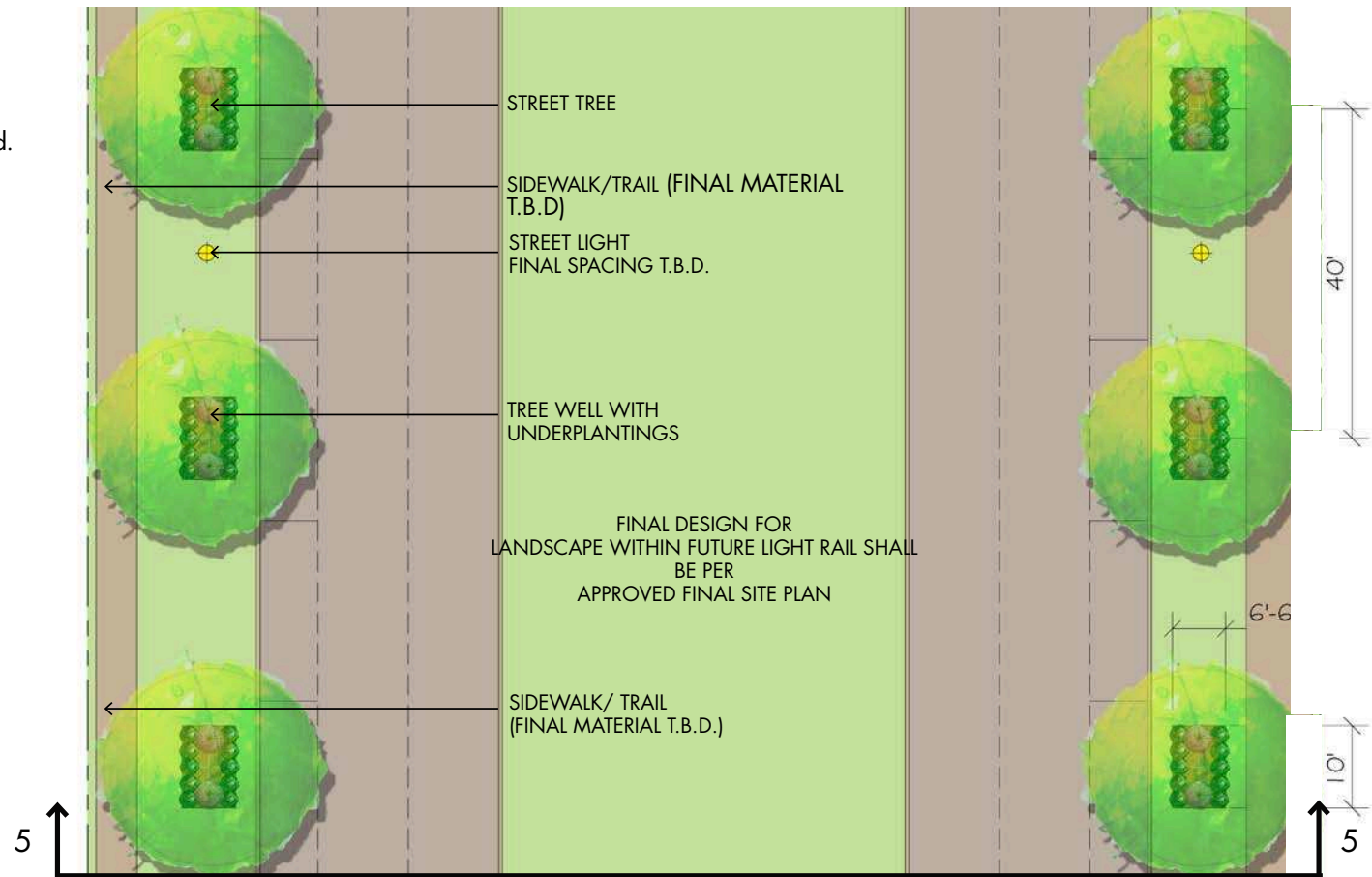
Formal Massing of Blocks Along Level Streets

The buildings along the Grand Avenue generally maintain a datum of expressive horizontal line. This datum and roof line could change at corners, or at the end of an important sight line.



STREET TYPOLOGY

SECTION 5
URBAN BOULEVARD -
Fields Road between Washingtonian Blvd.
and Decoverly Dr.



SECTION 10
URBAN BOULEVARD -
Fields Road between Discoverly Dr. (Extend
and Rio Blvd.

